

CITY OF BEAVERTON

# PLANNING COMMISSION

**FINAL AGENDA**

**BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005**

**JUNE 25, 2003**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **CU2003-0005 - Beaverton Christian Church Master Plan**
2. **DR2003-0023 - Beaverton Christian Church Master Plan**
3. **TP2003-0006 - Beaverton Christian Church Master Plan**
4. **ADJ2003-0002 - Beaverton Christian Church Master Plan**
5. **VAR2003-0006 - Fir Grove Elementary Parking Variance**

*(Request for continuance to July 2, 2003)*

The applicant requests approval of a Campus Master Plan for a phased development program at the Beaverton Christian Church. A Type Three Conditional Use is requested for the long term phased MasterPlan for the church, including the expansion of the North Parking Lot and Fir Grove Parking Area. A Type Three Design Review is for approval of phase 1 of the Master Plan, which includes the site design and layout approval of the North Parking Lot and Fir Grove Elementary Parking Area. ATree Plan Two is proposed for the proposed removal of community and landscape trees. A Type Three Major Adjustment is proposed for approval of increase the allowed height of the Family Life Center. A Type Three Variance is proposed at the Fir Grove Elementary School site as the church proposes to increase the number of parking spaces at the school above the maximum number of parkingspaces allowed by Section 60.30.10.5 of the City's Development Code.

6. **CPA 2003-0002 Crescent Hill Apartments III; Comprehensive Plan Amendment**
7. **ZMA 2003-0002 Crescent Hill Apartments III; Zoning Map Amendment**

*(Request for continuance to July 2, 2003)*

The applicant is proposing to change the current Comprehensive Plan Map and Zoning Map designations applicable to a portion of one property located east of the existing Crescent Hill Apartments. The proposed Comprehensive Plan Map Amendment (CPA) and Zoning Map Amendment (ZMA) is specific to the northern portion of Tax Lot 300 found on Washington County Tax Assessor's Map Number 1S1-13BC. Tax Lot 300 is currently designated Neighborhood Residential - Standard Density (NR-SD) according to the City Comprehensive Plan Land Use Map. The applicant, Commerce Investment Incorporated, requests to change the northern portion, or approximately 29,811 square feet of Tax Lot 300, from NR-SD to Neighborhood Residential - Medium Density (NR-MD). Tax Lot 300 is currently zoned Urban Standard Density (R-7). The applicant proposes to change the same northern portion of Tax Lot 300 from R-7 to Urban Medium Density (R-2). The proposed ZMA will increase the allowed residential density on that portion of Tax Lot 300 from one dwelling unit per 7,000 square feet of land, to one dwelling unit per 2,000 square feet of land. Comprehensive Plan Map and Zoning Map designations for the southern portion of Tax Lot 300, at approximately 22,342 square feet, would remain as is.

8. **DR2003-0055 - Hanson Road ASR4 Water Well Facility**

9. **CU2003-0010 - Hanson Road ASR4 Water Well Facility**

The applicant requests Design Review and Conditional Use approval of an underground water well facility, which includes the construction of a new approximately 1,125 square foot pumphouse building. The design of the pumphouse building, which replaces the existing home on site, is intended to be compatible in appearance with nearby homes. The proposal also includes fencing, landscaping and driveways.

10. **CU2003-0006 - Cedar Hills Crossing Movie Theater & Retail Building, Hours**

11. **ADJ2003-0006 - Cedar Hills Crossing Movie Theater & Retail Building, Height**

The applicant requests Conditional Use and Major Adjustment approvals for the subject site, noted below. The Conditional Use proposes to extend the allowed hours of operation for the proposed theater and retail buildings as well as the interior mall from 10:00pm to 2:00am. The Major Adjustment proposes construction of the proposed theater building above the maximum 35-foot height limit for the Community Service (CS) zone.

APPROVAL OF MINUTES FOR JUNE 4 AND 11, 2003

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

## **PUBLIC HEARING FORMAT**

**Chairperson Opens Hearing**

**City Staff Presents Staff Report**

**Applicant Identifies & Explains their Request**

**Public Testimony For or Against**

**Rebuttal Testimony**

**Applicant**

**Staff Comments**

**City Attorney's Comments**

**Chairperson Closes Hearing**

**Deliberation & Action**

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.